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Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

USE VALUE:

1,334,800 / 1,334,800

ASSESSED:

1,334,800 / 1,334,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
22		MOCCASIN PATH, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1:	ORKIN JEFFREY D & MELISSA/ TRS
Owner 2:	JEFFREY D ORKIN LIVING TRUST
Owner 3:	

Street 1: 22 MOCCASIN PATH

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: ORFANOS STEVEN/MICHELLE -

Owner 2: -

Street 1: 22 MOCCASIN PATH

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains .195 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2004, having primarily Clapboard Exterior and 4925 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8500		Sq. Ft.	Site		0	70.	0.79	4									472,501						472,500	

IN PROCESS APPRAISAL SUMMARY										Legal Description						User Acct	
101	8500.000	862,300								Entered Lot Size						65057	
Total Card	0.195	862,300								Total Land:						GIS Ref	
Total Parcel	0.195	862,300								Land Unit Type:						GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	271.05		/Parcel:	271.05			Insp Date						09/17/18	

18082!	PRINT
Date	Time
12/30/21	06:42:11
LAST REV	
Date	Time
08/02/21	12:54:54
apro	
8082	

Prior Id # 1: 65057
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

## SALES INFORMATION

TAX DISTRICT		PAT ACCT.							
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ORFANOS STEVEN/	1574-32	1	6/10/2021		1,754,000	No	No		
O REILLY RUTH A	1266-118		4/7/2003	Estate/Div	390,000	No	No		
	550-196		1/1/1901	Family		No	No	N	

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/12/2003	666	New Buil	241,000	C		G5	GR FY05	
7/29/2003	603	Demoliti	8,000	C		G5	GR FY05	

## ACTIVITY INFORMATION

Date	Result	By	Name
6/9/2021	Field Review	DGM	D Mann
9/17/2018	TTL REFUSAL	BS	Barbara S
6/5/2009	Measured	189	PATRIOT
5/4/2005	Info Fm Plan	BR	B Rossignol
1/5/2005	Inspected	BR	B Rossignol
7/14/2004	Permit Visit	BR	B Rossignol
7/18/2003	MLS	MM	Mary M
10/30/2000	Hearing N/C	163	PATRIOT
10/25/2000	Misd Hearing		
Sign:	VERIFICATION OF VISIT NOT DATA		

**EXTERIOR INFORMATION**

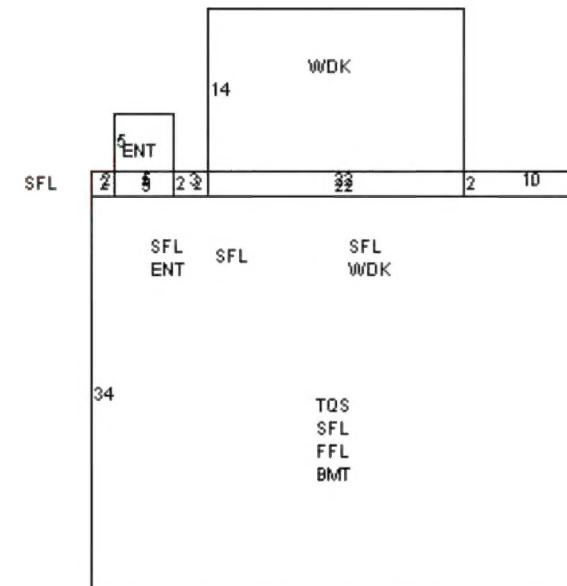
Type:	6 - Colonial	
Sty Ht:	2H - 2 & 1/2 Sty	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	GRAY	
View / Desir:		

**BATH FEATURES**

Full Bath:	4	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH**

SFL

**GENERAL INFORMATION**

Grade:	B - Good (-)
Year Blt:	2004
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G5
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	4 - Carpet
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	15 - H.V.A.C
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	Yes
% Com Wal	% Sprinkled

**DEPRECIATION****PHYSICAL CONDITION****FUNCTIONAL****ECONOMIC****SPECIAL****OVERRIDE**

GV - Good-VG

3.2

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